

065.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

923,700 / 923,700

USE VALUE:

923,700 / 923,700

ASSESSED:

923,700 / 923,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
56		EDGEHILL RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	DONNELLY T WILLIAM /TR &
Owner 2:	DONNELLY BARBARA NICOL/TR
Owner 3:	DONNELLY 2014 FAMILY TRUST

Street 1: 56 EDGEHILL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: DONNELLY WILLIAM T -

Owner 2: DONNELLY BARBARA N -

Street 1: 56 EDGEHILL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 14,360 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Stucco Exterior and 2390 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14360		Sq. Ft.	Site		0	70.	0.59	12									595,561						595,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		14360.000	328,100		595,600	923,700			41396
									GIS Ref
									GIS Ref
									Insp Date
									11/09/18

**PREVIOUS ASSESSMENT**

Parcel ID 065.0-0001-0005.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,600	0	14,360.	595,600	924,200	924,200	Year End Roll	12/18/2019
2019	101	FV	255,200	0	14,360.	553,000	808,200	808,200	Year End Roll	1/3/2019
2018	101	FV	255,200	0	14,360.	553,000	808,200	808,200	Year End Roll	12/20/2017
2017	101	FV	255,200	0	14,360.	485,000	740,200	740,200	Year End Roll	1/3/2017
2016	101	FV	255,200	0	14,360.	442,400	697,600	697,600	Year End	1/4/2016
2015	101	FV	254,100	0	14,360.	391,400	645,500	645,500	Year End Roll	12/11/2014
2014	101	FV	254,100	0	14,360.	370,100	624,200	624,200	Year End Roll	12/16/2013
2013	101	FV	253,000	0	14,360.	352,200	605,200	605,200		12/13/2012

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
DONNELLY WILLIA	65349-291		5/12/2015	Convenience		1	No	No								
EDWARDS MICHAEL	26289-444		5/3/1996		327,000	No	No	Y								

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
4/25/2013	597	Redo Bat	25,000	C					11/9/2018	MEAS&NOTICE	BS	Barbara S			
5/5/2011	398	Redo Bat	11,000					&LAUNDRY AREA	5/30/2013	Info Fm Prmt	EMK	Ellen K			
1/7/2008	13	Redo Kit	85,000		G9	GR FY09	new kit windows al		2/23/2009	Meas/Inspect	189	PATRIOT			
4/6/2000	274	Wood Dec	25,000	C				REPLACE AND EXTEND	12/9/1999	Inspected	263	PATRIOT			
									10/5/1999	Measured	256	PATRIOT			
									8/1/1990		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total Card / Total Parcel

923,700 / 923,700

923,700 / 923,700

923,700 / 923,700

**USER DEFINED**

Prior Id # 1:	41396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	20:26:38
LAST REV Date	Time
04/16/19	14:45:34
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>									
Type: 19 - Ranch	1	%	Full Bath: 1	Rating: Very Good														
Sty Ht: 1 - 1 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating: Very Good														
Foundation: 1 - Concrete			A 3QBth:	Rating:														
Frame: 1 - Wood			1/2 Bath: 1	Rating:														
Prime Wall: 6 - Stucco			A HBth:	Rating:														
Sec Wall: 1	%		OthrFix: 1	Rating: Average														
Roof Struct: 4 - Flat			<b>OTHER FEATURES</b>															
Roof Cover: 4 - Tar & Gravel			Kits: 1	Rating: Very Good														
Color: BEIGE			A Kits: 1	Rating:														
View / Desir:			Fpl: 1	Rating: Good														
<b>GENERAL INFORMATION</b>			WSFlue: 1	Rating:														
Grade: C - Average			<b>CONDOS INFORMATION</b>															
Year Blt: 1948	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:	Total Units:															
Jurisdct: G14		Fact: .	Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>															
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	10.	%													
Prim Int Wall: 2 - Plaster			Functional:		%													
Sec Int Wall:	%		Economic:		%													
Partition: T - Typical			Special:		%													
Prim Floors: 3 - Hardwood			Override:		%													
Sec Floors:	%		Total:	10.8	%													
Bsmnt Flr: 12 - Concrete			<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>												
Subfloor:			Basic \$ / SQ: 95.00			Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:			Size Adj.: 1.31455696															
Electric: 3 - Typical			Const Adj.: 0.97990203															
Insulation: 2 - Typical			Adj \$ / SQ: 122.373															
Int vs Ext: S			Other Features: 95089															
Heat Fuel: 1 - Oil			Grade Factor: 1.00															
Heat Type: 1 - Forced H/Air			NBHD Inf: 1.00000000															
# Heat Sys: 1			NBHD Mod:															
% Heated: 100		% AC: 100	LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO	Adj Total: 367877															
% Com Wall		% Sprinkled:	Depreciation: 39731															
			Depreciated Total: 328146															
<b>MOBILE HOME</b>			WtAv\$/SQ:			AvRate:		Ind.Val:										
Make:		Model:																
<b>SPEC FEATURES/YARD ITEMS</b>			Serial #:			Year:		Color:										
<b>PARCEL ID</b> 065.0-0001-0005.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:													
	Total:																	
<b>IMAGE</b>												<b>AssessPro Patriot Properties, Inc</b>						